

SPECIALTIES AND EQUIPMENT

WHEN TO CONSIDER

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|---|-------|--------------------|------|
| NEEDS ASSESSMENT | NO | SCHEMATIC DESIGN | YES |
| MASTER PLANNING | MAYBE | DESIGN DEVELOPMENT | DONE |
| PROJECT STATEMENT | YES | CONSTRUCTION | |
| ARCHITECTURAL | | DOCUMENTS | DONE |
| PROGRAMMING | YES | CONSTRUCTION | DONE |
| NO-Need not consider. | | | |
| MAYBE-This system may be considered. | | | |
| YES-This system should be considered. | | | |
| DONE-This system should have already been considered. | | | |

DESCRIPTION

The specialties within your building include items which make the building operative such as toilet partitions, cabinetry, pass throughs, etc. Although these usually represent a small percentage of the cost of the project, they should be reviewed to ensure that only those items which are needed are included in the project and those materials specified are economically appropriate.

The equipment part of your project budget can be quite a high percentage of the total cost (as much as 10 or 15 percent) depending on what is included in your equipment budget. **The most important part of budgeting for equipment is determining what is-included in the scope of work for equipment.** Typically the equipment in a construction budget is the "fixed" equipment or those items which are permanently attached to the building. This might include cell and dayroom furniture (bunks, desks, tables, etc.), kitchen or laundry equipment, which is fastened to the building, or a computer system, which is an integral part of the building's security or environmental control systems. (These may or may not be included with the actual systems they serve as the computer may serve more than one system.)

When you establish your budget, be very specific about what you include in your construction budget and what will be bought from furnishings or operating budgets. It is very easy to let some items fall through the cracks.

RELATIONSHIP TO OTHER SYSTEMS

When planning and designing for equipment and specialties, make sure these items fit the design of the rest of the building, particularly if you are purchasing the equipment direct for the contractor to install. If the contractor measures for the equipment and it does not fit, it is the contractor's problem. If you buy the equipment and have it delivered to the site and it does not fit, it becomes your change order problem. This applies not only to

dimensions, but also to fitting electrical, plumbing and mechanical hookups.

ALTERNATIVES

The scope of this Handbook is not broad enough to cover a "typical" list of options for specialty and equipment items. However, a few cost-related tips may prove helpful.

- When specifying specialties such as toilet partitions or firehose cabinets, you can purchase painted metal products or stainless steel. Although the stainless steel products may be less prone to vandalism because the paint finish cannot be scratched off, these products cost more than painted metal products. Consider the location of the item and the finish of other materials in the same place. Consider staff toilet rooms separate from inmate toilet rooms. Placing stainless steel firehose cabinets in inmate areas where all of the other metal products (such as doors and window frames) are painted is similar to installing a heavy duty security wall with a nonsecure glass window.
- When selecting cell and dayroom furnishings, consider your alternatives carefully. Because these items are repeated many times in your facility, seemingly small differences in cost per cell can multiply substantially.
- Cell, dayroom and dining room furnishings are manufactured by state prison systems throughout the country, including the California Department of Corrections Prison Industry Authority. You may want to compare the prices of these products to costs for similar items manufactured by the private sector.
- Making a mistake in the purchase of specialty equipment can be very expensive. Consider tapping the expertise of kitchen or laundry specialists. If your architect will be selecting this equipment, find out before finalizing the contract if the firm has in-house expertise or who it will be consulting. Tapping expertise in this area ensures the equipment specified is available in your market.
 - Make sure you communicate your desires and budget goals clearly to whomever is specifying the equipment. Without this input, the designer may assume you want something you do not want or cannot afford. Involve the person who will be responsible for the operation of the equipment in the process.
 - If you plan to use inmate labor for any of these operations, you should make this clear to the individual specifying the equipment. The equipment can be specified to use more labor-intensive or simplified controls or processes.